

ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING

The City identifies the following comprehensive set of actions to Affirmatively Further Fair Housing. These actions include a combination of ordinances, programs, policies, resolutions, and incentives, as well as outreach and education activities. Before items are presented to the City Council, a robust outreach effort will take place for each proposal. As implementation occurs, each action will be assessed and monitored. The City of San Diego recognizes the need for proper funding and resource allocation to ensure the success of each action. The City also recognizes that upon further outreach and monitoring, it may become necessary to modify certain actions as circumstance change over time. For example, some of the actions are in the early stage of development and will require feasibility studies, coordination with other agencies, and additional outreach before they can be implemented. Therefore, the City recognizes that there may be multiple ways to achieve the desired outcomes and that flexibility in implementation is necessary to allow the City to update these strategies to achieve the most effective path to the desired results.

ACCESS TO OPPORTUNITIES AND HOUSING LEGISLATIVE AND ACTION PACKAGE

The following actions are either ongoing activities or will be undertaken by the City of San Diego Planning Department as part of a “Access to Opportunities and Housing” legislative and actions package to address the following issue areas:

Access to Opportunity

- Complete the Plan Hillcrest, University, Mira Mesa, and Clairemont Community Plan Updates (CPU) and Amendments (CPA) to allow for more affordable housing in high opportunity areas
- Include an equity statement within the housing impact statement section of all staff reports to Planning Commission and City Council
- Revise CPU prioritization criteria following adoption of the SANDAG Regional Plan to identify plan amendment or update opportunities along new planned transit routes and to consider greater equity factors
- Develop an initiative to open up housing opportunities for all income groups in all zones that allow residential development within the City
- Work with SANDAG to provide greater transit access for residents with disabilities and provide access to job centers, health care, and regional places of interest
- Through CPUs and Municipal Code amendments, incentivize and encourage the development of more permanent supportive housing for people with physical and developmental disabilities and other residents living in areas of high need and high opportunity

- Present an ordinance to City Council to allow for affordable housing development on public agency and non-profit affiliated properties
- Adopt an ADA Accessible Housing Incentive Program to expand opportunities to ADA accessible housing in all residential zones
- Present an ordinance to City Council to allow for by-right residential development in all commercial zones with access to transit
- Expand the offsite density bonus program to allow for covenant-restricted units to be located outside of the same community planning area if the receiver site is located in a high resource area within a TPA and the community has a low percentage of covenant-restricted housing units

Disproportionate Housing Needs

- Create a Large Family Unit affordable housing incentive program encouraging 3-bedroom units in quality transit areas
- Implement the Complete Communities Housing Solutions program in areas near quality transit
- Through Municipal Code amendments, incentivize the development of more permanent supportive housing for homeless persons

Displacement

- Pursue amendment to the Land Development Code to make the SB 330 Dwelling Unit Protection Regulations permanent (currently set to sunset in 2025)
- Prepare a Priority Preference ordinance for new covenant-restricted affordable units within disadvantaged communities
- Participate in the San Diego Housing Commission Housing Preservation Working Group to develop policies, programs, and funding sources for greater housing preservation citywide
- Implement Single Resident Occupancy preservation ordinance updates

Racially and Ethnically Concentrated Areas of Poverty (RECAPs) and Integration/Segregation

- Present the Parks Master Plan (PMP) to the City Council for adoption. The PMP prioritizes parks in disadvantaged and underserved communities to ensure park improvements benefit the most in need
- Implement the “Infrastructure Now” initiative to prioritize infrastructure improvements in disadvantaged and underserved communities to ensure the improvements benefit the most in need

- Implement the Neighborhood Enhancement Fee (NEF), in which at least 25% of the funds collected citywide are expended on affordable housing preservation activities and at least 25% of the funds are expended on recreation amenities, active transportation, and transit infrastructure projects within disadvantaged communities
- Implement the Active Transportation Fee, in which at least 50% of the funds collected citywide are expended on walking, bicycling, or transit infrastructure projects within disadvantaged communities

DETAILED PROGRAM DESCRIPTION: FAIR HOUSING LEGISLATIVE AND ACTION PACKAGE

In addition to the “Access to Opportunities and Housing” legislative package, the Planning Department, in cooperation with other City Departments and outside government agencies, will prepare a “Fair Housing” legislative and actions package to address the following issue areas:

Access to Opportunity

- Identify funding for and publicize employment support for persons with disabilities
- Seek and support additional funding for Independent Living services
- Pursue additional funding for organizations that provide State-mandated support for persons with disabilities
- Increase support for Fair Housing services, outreach, and publicity to address reasonable accommodations, disability discrimination, senior discrimination, and accessibility discrimination in housing
- Develop educational program to address mortgage lending discrimination that disproportionately affects Black and Latino residents

Disproportionate Housing Needs

- Increase funding for Rapid Rehousing and Homelessness Prevention services to address the “social network poverty” contributing factor to disproportionate homelessness among Black, Native American, and Pacific Islander individuals and families and Latino families
- Increase funding and outreach in multiple languages about the City’s Minimum Wage Enforcement program
- Fund housing preservation and development activities
- Increase funding for enforcement actions to remedy substandard rental housing conditions and provide education to property owners

- Pair code enforcement activities with requirements to minimize tenant displacement during repairs
- Increase funding for housing repair assistance and subsidy programs, especially in displacement risk areas
- Consider legislative and other options to limit use of arrest and incarceration history in the housing application and rental process
- Increase education and outreach on City and State Source of Income Discrimination laws and regulations

Displacement

- Develop greater tenant protections for City Council consideration
- Seek and increase funding for tenant assistance and representation services for City residents
- Advocate for federal funding increases and simplified applicant requirements for the Temporary Assistance for Needy Families (TANF) program

Enforcement

- Expand Fair Housing outreach and enforcement
- Expand funding of existing enforcement reporting to include location information and better inform regional and local trends
- Identify opportunities to collaborate with local organizations to support Fair Housing training and education for property owners, property managers, and tenants in multiple languages and formats

Racially and Ethnically Concentrated Areas of Poverty (RECAPs) and Integration/Segregation

- Allocate funding for youth programs and other services in RECAPs and segregated areas
- Pursue increasing public transportation services and decreasing costs for residents reliant on transit
- Partner with local schools to increase awareness of and pathways to employment
- Increase support for Fair Housing services, outreach, and publicity to reduce discrimination against Black residents, undocumented residents, non-native English speaker residents, families with children, and Section 8/Housing Choice Voucher holders
- Support non-profit organizations that improve the employment options for residents with less than a high school or college education